

COMMUNITY DEVELOPMENT FEE SCHEDULE

Effective January 26, 2026

PLANNING FEES

Application	Local Fee	Development Review Account Fee*
Administrative Adjustment	\$110.00	
Administrative Site Plan Review: Driveways, Parking Areas, and Sidewalks	\$110.00	if applicable
Administrative Site Plan Review: Exterior Finish (e.g., repair, replacement, alteration, and addition of windows and doors, roofing, siding, painting, etc.)	\$30.00	
Administrative Site Plan Review: Exterior Lighting	\$30.00	
Administrative Site Plan Review: Hot Tubs new-never permitted before	\$110.00	if applicable
Administrative Site Plan Review: Hot Tubs replacement-like for like	\$30.00	
Administrative Site Plan Review: Interior Remodels and Tenant Finishes	\$110.00	
Administrative Site Plan Review: Landscaping and Tree Removal	\$30.00	
Administrative Site Plan Review: Solar Energy Facilities (includes Solar Energy Facilities as an Accessory Use)	Based on Valuation	
Administrative Site Plan Review: Trash Enclosures	\$110.00	if applicable
Annexation	\$3,000.00	\$800.00 / \$1500.00
Appeal of a Planning Decision	\$1,000.00	\$800.00 / \$1500.00
Conditional Use	\$1,430.00	\$800.00 / \$1500.00
Floodplain Development Permit (Minor – Without hydraulic analysis)	\$250.00	\$800.00 / \$1500.00
Floodplain Development Permit (Major – With hydraulic analysis)	\$500.00	\$800.00 / \$1500.00
Grading Permit	\$350.00	if applicable
Housing Restrictive Covenant & Notice of Lien	\$220.00	
Improvements Agreement – Subdivision, Zoning, Zoning 3 rd Party	\$165.00	
Minor Site Plan Review: Decks, Patios, and Sheds; New and/or Expansion	\$110.00	if applicable
Minor Site Plan Review: Additions and Accessory Buildings/ Structures to Multi-Family, Mixed-Use, and Non-Residential (Maximum 1000 sq. ft. of GFA or 1000 sq. ft. lot coverage).	\$330.00	if applicable
Minor Site Plan Review: Construction Staging (Off-site)	\$330.00	if applicable
Minor Site Plan Review: New Single-Household and Two-Household Minor Site Plan Review (includes garages, additions, and associated accessory structures that are not considered administrative.	\$660.00	if applicable
Major Site Plan Review: New Mixed-Use (includes additions/accessory buildings/structures that do not qualify as minor site plans)	\$1650.00 \$3300 Large Projects	\$800.00 / \$1500.00
Major Site Plan Review: New Multi-Family (includes additions/accessory buildings/structures that do not qualify as minor site plans)	\$1650.00 \$3300 Large Projects	\$800.00 / \$1500.00

Major Site Plan Review: New Non-Residential (includes additions/accessory buildings/structures that do not qualify as minor site plans)	\$1650.00 \$3300 Large Projects	\$800.00 / \$1500.00
Major Site Plan Review: Solar Facility, Large Scale	\$3,300.00	\$1,500.00
Modifications to Approved Site Plan (Minor – Administrative)	\$30.00	if applicable
Modifications to Approved Site Plan (Major - Planning Commission Review)	\$550.00	\$800.00 / \$1500.00
Master Sign Plan (includes amendments to MSPs)	\$110.00	
Outdoor Commercial Establishment	\$100.00	
Permit to Exceed Noise Ordinance Limits	\$55.00	
PUD Amendment	\$550.00	\$800.00 / \$1500.00
PUD Minor Amendment	\$330.00	\$800.00 / \$1500.00
PUD, New	\$2,040.00	\$800.00 / \$1500.00
Rezoning	\$1,430.00	\$800.00 / \$1500.00
Sign: Banner Permit	\$30.00	
Sign Permit	\$30.00 per sign	
Special Use Permit for Telecommunication Facilities	\$1,430.00	\$800.00 / \$1500.00
Staff Research Fee (1st hour is free)	\$75.00 per hour	
Subdivision Preliminary Plat	\$660.00	\$800.00 / \$1500.00
Subdivision Final Plat: 4 units or less	\$440.00	\$800.00
Subdivision Final Plat: 5 or more units	\$1,400.00	\$1,500.00
Vacation of Right-of-Way or Property	\$2,000.00	\$800.00 / \$1500.00
Variance	\$1,100.00	\$800.00 / \$1500.00
Wetland Disturbance Permit	\$1,320.00	\$800.00 / \$1500.00

*A DRA is required to be established for certain applications as noted in the fee schedule. The DRA is used to cover the costs of legal, engineering, or other technical reviews and consultations incurred by the town during the review. All technical reviews will be billed at the consultants' established billable rate.

- \$800 minimum required to establish a Development Review Account
- \$1500 minimum required to establish a Development Review Account for large project development applications (as defined in Code Section 180-9.3), PUDs, and Annexations.

The minimum balance must be maintained in the account during development review and final approval of the project. For the purposes of this provision, final approval means the issuance of a Certificate of Occupancy or the recording of the plat with the Summit County Clerk and Recorder's Office, or the final, non-appealable approval of other applications as set forth in the Frisco Town Code, Section 180-2.3.2D.

Within 120 days after final approval or after the date on which the application has given written notice that the development will not proceed, the Town shall determine the balance owed to the applicant, that amount being the amount deposited over the costs incurred, and return that amount to the applicant's address on file in the application.